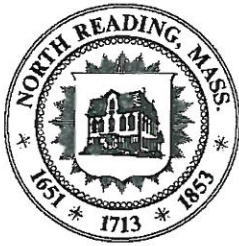


20 Elm St.-Ch 40B Development

Comments from Departments and Committees

Dated

Water Department-Mark Clark, Water Superintendent	dated 7/30/19
Conservation Commission, Leah Basbanes, Conservation Agent	dated 7/16/19
Police Department, Officer King & Chief Murphy	dated 7/18/19
Historical Commission, Christopher Hayden, Chairman	dated 7/25/19
Ipswich River Watershed Association, Wayne Castonguay, Exe Dir	July 29, 2019
Fire Department, Deputy Chief Barry Galvin	8/1/19
School Dept., Jon Bernard, Superintendent of Schools	8/2/19
Building Department, Gerry Noel, Building Commissioner	8/5/19



TOWN OF NORTH READING

Massachusetts

Department of Public Works

M E M O R A N D U M

To: North Reading Community Planning Commission
North Reading Zoning Board of Appeals
Michael Gilleberto, Town Administrator
Patrick Bower, DPW Director
John Klipfel, Town Engineer

From: Mark E. Clark, Water Superintendent

Date: July 30, 2019

RE: 20 Elm Street Comprehensive Permit Application
North Reading **Water Department Comments**

The North Reading Water Department has reviewed the Comprehensive Permit Application for the 40B development planned for 20 Elm Street, and offers the following comments:

1. The Comprehensive Permit Application does not provide significant detail relative to the water requirements of the proposed project. The application states, on Page 16, "Public water service from the Town of North Reading is available to the property via a connection on Elm Street". The Water Department requests a detailed description of the water demands anticipated by this project, to include the following:
 - a. An engineering calculation of the projected domestic water demand of this project when fully occupied;
 - b. A description of the plans, if any, to use the municipal water system for water needs other than the domestic demand described above, to include any anticipated volumes for such purposes;
 - c. An engineering calculation of the water needed for fire suppression, including total sprinkler head flow plus fire hydrant flow, based on National Fire Protection Association standards.
2. The Utility Plan for the project shows the new water main supplying the project from Elm Street to be a 6-inch water main, connecting to the 10-inch water main in Elm Street by means of a 6-inch tapping sleeve and valve. The minimum size water main the North Reading Water Department allows is 8-inch main. Further, the North Reading Water Department requires three-way valve installations for new water main connections.
3. Water Demand: Metered domestic water use at a similar project in North Reading has recorded actual water use that averages 86 gallons per day per unit over the past 8 years. Using 100

gallons per day per unit for this project, the domestic water demand for the project at 100% occupancy would be 20,000 gallons per day.

The Town's public water system supplies approximately 1.35 million gallons per day in the winter, and can be required to supply in excess of 2.20 million gallons per day in the summer. An additional 20,000 gallons per day (0.02 million gallons per day) at this location should not present issues during the off peak months (from October to April). During the summer months (from May to September), this additional water demand will require that the Town take action to reduce water demands elsewhere to accommodate the increase.

Peak day water demands represent an increase of approximately 60% above base (winter) water demands, with almost all the increase resulting from lawn and other irrigation. North Reading has enacted mandatory Stage I water restrictions this summer to reduce water demand on the public water system during the summer months. The current restrictions, adopted July 15, limit lawn irrigation to two days per week.

It is reasonable to anticipate that meeting the increased water demands resulting from growth in North Reading – including, but not limited to this project – could require that the Town implement water restrictions earlier in the summer season, or implement a higher level of water restrictions than would have been required without such growth.

4. The Application does not provide any detail relative to the proposed use of water for lawn/landscape irrigation. It is my understanding that the existing property makes use of a private well for any outdoor water use. The North Reading Water Department – in light of the above – requests that the project be restricted from using a connection to the municipal water system for outdoor watering of any kind.
5. Metering: The North Reading Water Department will require all water use to be metered, through meters approved by the Water Department. The Water Department will look for a single water meter in each building that meters all water use in that building. An engineer should provide certification on the sizing of the meter, based on water demands for that building.
6. All water mains and fixtures must conform to the requirements of the North Reading Water Department, and must pass pressure and bacteria testing before being placed into service.
7. No person, other than an employee of the North Reading Water Department or the North Reading Fire Department, shall operate any valve or fire hydrant connected to the municipal water system for any purpose.

I may be reached at (978) 664-6046 with any questions relative to this information.

Kathy Morgan

From: Danielle McKnight
Sent: Thursday, July 18, 2019 9:18 AM
To: Kathy Morgan
Subject: FW: 20 Elm Street Comprehensive Permit Application

Police feedback on 20 Elm...

From: Michael Murphy [mailto:MMurphy@nrpd.org]
Sent: Thursday, July 18, 2019 9:15 AM
To: Danielle McKnight
Subject: RE: 20 Elm Street Comprehensive Permit Application

 Danielle,
Officer King and I have reviewed the plans for 20 Elm St. We had a few comments.

We would like to have input in;

- numbering of the buildings;
- numbering of the unit's;
- street names (if any);
- bus stop location;
- lighting, and;
- parking lot regulatory signage/markings.

Respectfully,

Michael P. Murphy, Chief of Police
North Reading Police Dept.
(978) 357-5052- Office
(978) 265-7937- Cell
(978) 664-2045- Fax

Kathy Morgan

From: Danielle McKnight
Sent: Thursday, July 18, 2019 12:31 PM
To: Kathy Morgan
Subject: FW: 20 Elm St. Review

From: Michael Murphy [<mailto:MMurphy@nrpd.org>]
Sent: Thursday, July 18, 2019 12:25 PM
To: Danielle McKnight
Cc: Timothy King
Subject: FW: 20 Elm St. Review

Danielle,
Please see additional comments from Safety Officer Tim King.

Mike

From: Timothy King
Sent: Thursday, July 18, 2019 11:52 AM
To: Michael Murphy <MMurphy@nrpd.org>
Subject: 20 Elm St. Review

Chief Murphy,

Below are some items of note based on my review of the provided materials for the 20 Elm St. project, specifically the "Transportation Impact Assessment" Section 17

- The traffic analysis notes that the study was conducted in "January of 2019." There are no dates listed so it is possible that this study occurred while school was not in session and traffic volumes were light. There is also no mention of weather conditions which can also reduce traffic volumes, potentially skewing the results.

- In the "Conclusions" section it is noted that snow banks shall be removed promptly as to not impede sight lines. The distances required to have safe lines of sight should be noted in some way to property management so that during snow fall they are able to clear snow banks to that point without confusion.
- In the "Conclusions" section it makes note that a school bus waiting area should be provided with the input of the NR School Department. This area needs to be sufficiently large to allow the school bus to turn around as well as providing a space for the children to stand safely while waiting for the bus.

Respectfully submitted,
Ofc. Tim King #56
NRPD Safety Ofc.

Kathy Morgan

From: Danielle McKnight
Sent: Tuesday, July 16, 2019 2:19 PM
To: Kathy Morgan
Subject: FW: 20 Elm St review

Hi Kathy,

Leah provided the following comments for Con Com.

Danielle

From: Leah Basbanes [<mailto:basbanes@gmail.com>]
Sent: Tuesday, July 16, 2019 1:39 PM
To: Danielle McKnight
Subject: 20 Elm St review

Hi Danielle,

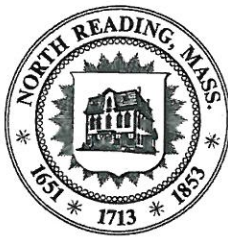
The applicant for the 20 Elm St project will need to file a Notice of Intent with the Conservation Commission, as they know. It looks like most of the work will be out of the jurisdiction of the Con Com, though there is some activity proposed in the 100' Buffer Zone, Riverfront area and a crossing of an intermittent stream. Presently, the Commission is in the process of approving the wetland resource areas on the property. An outside consultant is going to be retained to provide review. It is anticipated that this will be completed for our Aug 7th meeting.

Sheets 3, 5, 7, 9 of 18 need to show the delineation and 100' buffer extended to the west property line.

It is expected that the Stormwater design will require outside review as well, I (hopefully) assume that the CPC will be addressing this. I will continue to keep you apprised to the status of the Commissions charge on this project.

Sincerely,

Leah Basbanes, Agent
North Reading Conservation Commission



TOWN OF NORTH READING
Massachusetts

Historical Commission

TO: Kathy Morgan Zoning Board of Appeals
Danielle McKnight, Community Planning Commission

From: Historical Commission

Subject: 20 Elm Street

Date: July 25, 2019

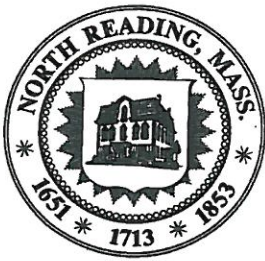
Thank you for the opportunity to review the historic impact of 20 Elm St., in regards to the 40B proposal.

The North Reading Historical Commission does not see any historic value with that parcel and location to our knowledge.

Sincerely,

Christopher B. Hayden

Chairman of The North Reading Historical Commission



**Town of North Reading
Massachusetts**

Fire Department

To: Paul O'Leary Chairman ZBA

FR: Deputy Chief Barry Galvin

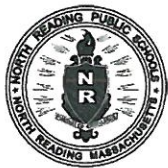
RE: 20 Elm Street Project

DA: August 1, 2019

The **fire department** has reviewed the site plan of the project and has the following requests:

1. Provide and maintain a secondary access road 20 feet wide suitable for fire apparatus.
2. Increase the spacing between buildings 4 and 5 to fifty feet minimum. This is to decrease the chance of a wind driven fire from extending to an exposed building.
3. Provide a Master Box for each building.
4. Bi-directional amplifier if required shall be provided to North Reading Fire channels 1 and 3 as well as North Reading Police.
5. Two Fire Department access boxes per building to provide access for both Middleton and North Reading Fire Departments. Middleton Fire will be responding on the first alarm as well as providing our first backup for medical emergencies.
6. Hydrants shall be located within 100 feet of the fire department connection. The connection shall be located such that it will not be impeded by parking or other obstacles.
7. Any vegetation or mulch beds shall be a minimum of 18 inches from combustible siding.
8. All roads must meet the provisions of the Massachusetts Fire Code 527CMR1 Chapter 18.

9. Ground ladder access to the rear of all buildings by providing and maintaining a walkway suitable for ground ladder access to upper floors.



NORTH READING PUBLIC SCHOOLS

"Pursuit of Excellence"

Jon C. Bernard, M.Ed.
Superintendent of Schools

Patrick C. Daly, Ed.D.
Assistant Superintendent

Michael A. Connelly, M. Ed.
Director of Finance and Operations

Cynthia M. Conant, M.Ed.
Director of Pupil Personnel Services

MEMORANDUM

To: Danielle McKnight, Town Planner/Community Planning Administrator

From: Jon C. Bernard, Superintendent of Schools

Date: August 2, 2019

Re: Plans for 40B Proposal - Elm Street Apartments

I have received the Mass Housing's Town Notice regarding the 40B proposal at 20 Elm Street in North Reading. Please consider this communication my formal notice of concern regarding this proposed development.

A housing development of this size is likely to impact the population of students enrolled in the North Reading Public Schools, specifically the Batchelder Elementary School and the North Reading Middle/High School.

While specific information has not been provided to me with respect to the anticipated number of new students that may enroll in the North Reading Public Schools as a result of the construction of the proposed residential complex, developments of this nature that have been constructed in the Town of North Reading in the past have added significantly to the number of students enrolled in our schools. Enrollment projections provided at the planning stage for such residential complexes have been exceeded significantly. The most recent example of this is the Edgewood apartment complex. The community of North Reading had been told to expect the additional number of students to be in the area of ten; the actual number of students currently enrolled in the North Reading Public Schools who reside in the Edgewood apartment complex is forty students.

Additionally, should the proposed residential complex come to fruition, accommodations for school bus transportation of students should be considered as this proposed development is reviewed.

Thank you for including me in the review process. I am available for any further consultation if it is deemed necessary.

JCB:al



Gerry Noel
Building Commissioner
Zoning Enforcement Officer

TOWN OF NORTH READING

Massachusetts

BUILDING DEPARTMENT

August 5, 2019

To: Mr. Paul O'Leary &
40 B Committee

From: Gerry Noel

Re: 20 Elm Street 40B proposal

After a cursory review of the 40B proposal the Building Department has the following request:

- The construction information relative to construction documents, shall be sufficient clarification comparative to all disciplines to indicate the location, nature and extent of the work proposed and show in detail that it fully conforms to the current applicable Massachusetts State Building Codes, Electrical, Plumbing, Gas, Mechanical, Energy, and Fire Codes. They shall show all regulations pertaining to 521 CMR. This documentation drawn on suitable materials no smaller than 24" x 36" and shall be submitted on an electronic thumb drive.
- All construction documentation for all disciplines shall be required to have a third party peer review by a MA Registered Design Professional and stamped with their discipline and their findings submitted to the Building Official. All preliminary plans submitted shall have the Registered Design Professional Initial Affidavit. This cost is to be absorbed by the applicant.
- There is a minimum documentation requirement for Fire Protection systems. These documents shall be submitted at time of application showing Tier One, construction documents and Tier Two, shop drawings. These documents along with their plans shall have a third party peer review by a MA Registered Design Professional within this discipline and submitted to the Building and Fire Official using paper plans no lesser than 24"x 36" and electronic thumb drive for their review. Tier Three, record drawings, also known equally, "as built" shall be reviewed by a MA Registered Design Professional and stamped with their discipline and submitted to the Building and Fire Officials.
 - Please note that all plans and reviews shall be at the cost of the applicant.

- All stages of work shall be reviewed by third party and shall have progressive and stamped affidavits at applicant's expense prior any inspections from the Town of North Reading.
- When reviewing any application any inspection or investigation with the scope of the jurisdiction of the State Building Code, ordinance set forth by the Town of North Reading, or any other State or Local requirement or regulation and it is found and determined that the assistance of outside consultants is warranted, it shall be at the expense of the Applicant. This is not limited to engineers, scientists, financial analyst, planners lawyers, urban designers or other appropriate professionals who can assist to ensure compliance is met with all relevant laws, ordinances, regulations and conditions, or inspecting a project during construction or implementation.
 - To establish a reserve of the aforementioned, I am suggesting that a fund be set up with the Town of North Reading pursuant to and consistent with the terms and provisions of G.L. c. 44, §53G.
- No Certificate of Occupancy shall be issued until all Final Affidavits have been received relative to control construction, outlining all disciplines.
- When each building is constructed, occupancy permits are issued and people will reside with ongoing construction, please show in detail how the residents will be protected from the construction vehicles and equipment, as these construction vehicles shall not pass by the occupied buildings as Life Safety is a Joint Responsibility.
- When each building has passed all code and regulatory requirements, the Developer shall have all documentation submitted on an electronic thumb drive. This shall show all documentation not limited to plans, any changes, initial documentation, progressive documentation, final affidavits and any other documentation related to the build for the Towns future reference.

Please let me know if you may have any questions.

Gerry Noel

Gerry Noel-CBO
Building Commissioner
Zoning Enforcement
North Reading
Office # 978-357-5240
Fax # 978-664-1713